



12930
BRADLEY AVENUE
SYLMAR, CA

**±57,695 SF
FOR LEASE OR SALE**

- » HEAVY POWER
- » DOCK HIGH LOADING
- » FULLY SECURED



Leased by:

SPECTRUM
COMMERCIAL REAL ESTATE, INC

Owned & Managed by:

STREAM®



PROPERTY FEATURES

Building Size	±57,695 SF
Office	±9,310 SF
Lot Size	±2.21 Acres
Clear Height	21'-23'
Loading	4 DH/4 GL
Power	2,500 amps (expandable to 5,000 amps)
Infrastructure	Two 2,500 amp Switchgears
Gas Service	Yes
Sprinklers	100% Sprinklered
Parking	102 Stalls (additional street parking available)
Yard	Fully Secured
Zoning	M1 (Link to Zoning Code)
Access	Easy Access to I-5, 405, 210, & CA-118, 14

ANTICIPATED PROJECT UPGRADES



Fully Refreshed Office



New Sprinkler System



Fresh Asphalt and Striping



New Warehouse Lighting



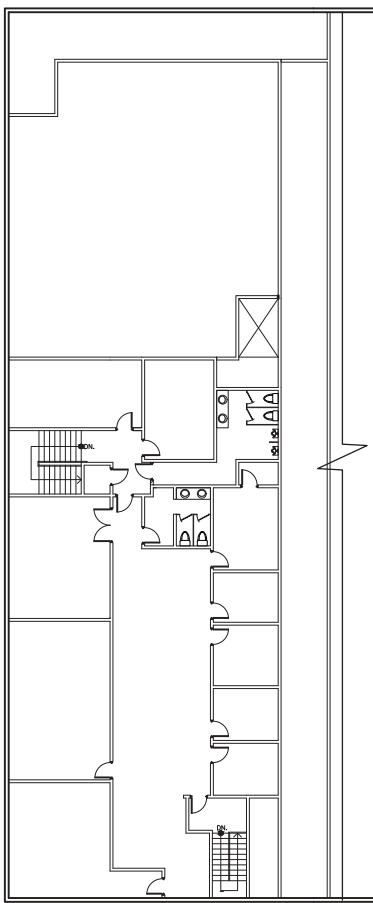
Redesigned Warehouse Functionality



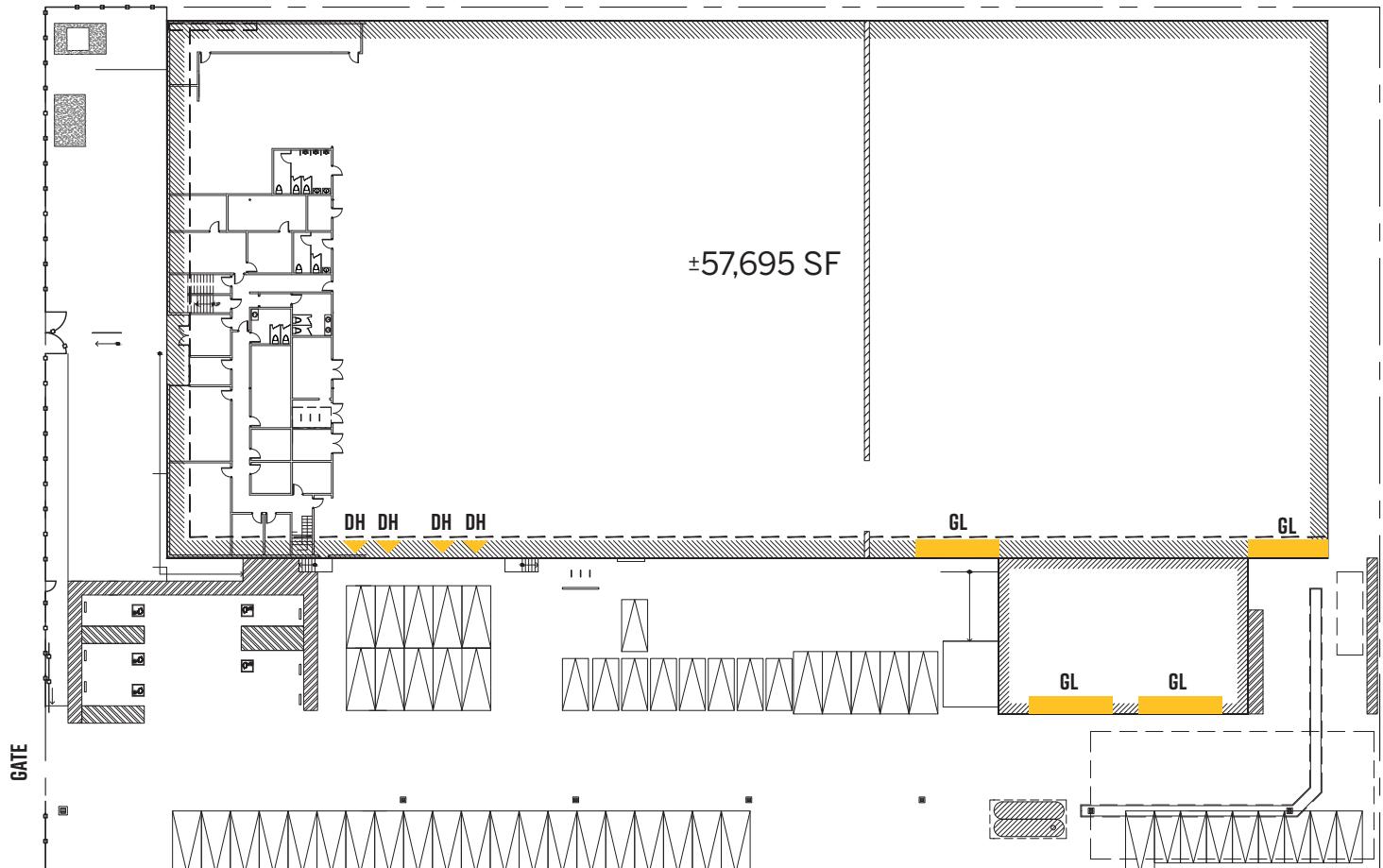
Institutional Property Management

SITE PLAN

SECOND FLOOR OFFICE



FIRST FLOOR OFFICE



CORPORATE NEIGHBORS & ACCESS







12930
BRADLEY AVENUE
SYLMAR, CA

FOR LEASING INFORMATION, PLEASE CONTACT:

Ron Kassan

Executive Vice President

c: 818.512.5001

ron@availablewarehouses.com

Lic. 01063078

Arthur Minassian

Senior Vice President

c: 818.634.3722

art@availablewarehouses.com

Lic. 02026662

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